

FLOODPLAIN/DRAINAGEWAY MAINTENANCE

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

PARKWAY PERMIT

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuance via a parking permit.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

A Final Storm Water Management Plan (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth prior to any soil disturbance exceeding 0.5 acres.

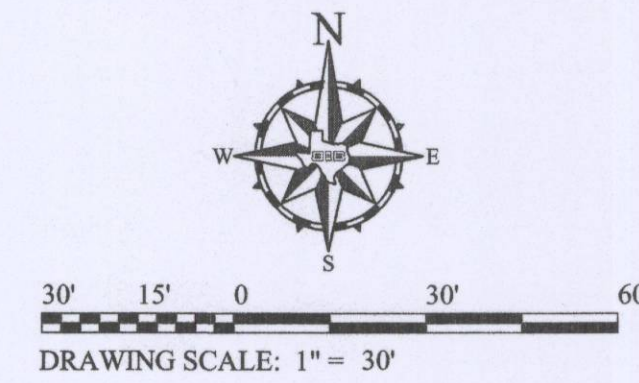
Water to be served by a water well.

Sewer to be served by a private on-site disposal system.

Surveyor Notes:

- Basis of bearing being the Texas State Plane Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the RTK Cooperative Network.
- All distances shown are at ground.
- By scale location this area shown by FEMA map FIRM 48439C0035 K, with a revised date of September 25, 2009, is within area Zone X (non-shaded).
Zone X (non-shaded) - Areas determined to be outside the 0.02% annual chance floodplain.
- All monuments labeled "CIRS" are 5/8 inch capped iron rods set marked "BHB INC".

Number	Bearing	Distance
L1	N 73°38'06" E	62.37'
L2	N 89°24'01" E	60.00'
L3	N 89°30'07" E	38.95'
L4	N 00°33'36" W	20.00'
L5	S 00°31'13" E	10.25'



David E. and Brittany D. Randall
Lot 11, Block 6
Haslet Heights II
Cabinet A, Slide 3468
Plat Records, Tarrant County, Texas

B. R. Lacy Survey
Abstract No. 990

Lot 21R, Block 6
Haslet Heights II
2.712 Acres or
118,131 Square Feet

FTW
ETJ

Philip H. and Ann C. Harris
Lot 20, Block 6
Haslet Heights II
Cabinet A, Slide 3468
Plat Records, Tarrant County, Texas

15' Utility Easement
Cabinet A, Slide 3468
Plat Records, Tarrant County,
Texas

Adrian Gutierrez
Instrument No. D202242496
Deed Records, Tarrant County, Texas

Lot 21, Block 6
Haslet Heights II
Cabinet A, Slide 3468
Plat Records, Tarrant County, Texas

7.5' Utility Easement
Cabinet A, Slide 3468
Plat Records, Tarrant County,
Texas

20' X 20' Public
Open Space Easement
Cabinet A, Slide 3468
Plat Records, Tarrant County, Texas

THIS ROW IS
NOT IN FORT WORTH
CITY LIMITS

Joseph O. Preston, Jr.
Lot 1, Block 5
Haslet Heights II
Cabinet A, Slide 3468
Plat Records, Tarrant County,
Texas

30' ROW Dedication
Haslet Heights II
Cabinet A, Slide 3468
Plat Records, Tarrant County, Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, ADRIAN GUTIERREZ is the owner of that certain tract of land situated in the B. R. Lacy Survey, Abstract No. 990, Tarrant County, Texas, being all of Lot 21, Block 6, Haslet Heights II, an addition to Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3468, Plat Records, Tarrant County, Texas (PRTCT), and being a portion of right-of-way vacated by documents VA-14-018 and VA-14-019, approved by City Council on October 14, 2014, City of Fort Worth Ordinance No. 21493-10-2014, and being more particularly described by metes and bounds as follows (Basis of bearing being the Texas State Plane Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the RTK Cooperative Network);

BEGINNING at a 5/8 inch capped iron rod marked "HARP" found for the southeast corner of said Lot 21, being on the west right-of-way line of Haslet Court, a 60' right-of-way, and being the northeast corner of said right-of-way vacation VA-14-019, from which a 5/8 inch capped iron rod marked "HARP" found for the southwest corner of Lot 1, Block 5, said Haslet Heights II, bears North 89°25'01" East, a distance of 60.00 feet;

THENCE South 89°30'07" East, with the east line of said right-of-way vacation VA-14-019, a distance of 40.28 feet to a 5/8 inch yellow capped iron rod marked "BHB" set (CIRS) for corner, being the easternmost corner of said right-of-way vacation VA-14-018, being common with the easternmost corner of Tracts 1 and 2 as described in the deed to HDM Investments, LLC, recorded in County Clerk's Instrument No. D214168901, Deed Records, Tarrant County, Texas (DRTCT), also being in the northerly line of a called 1.645 acre tract of land described in the deed to the City of Fort Worth, a Municipal Corporation, recorded in County Clerk's Instrument No. D212167535, DRTCT;

THENCE South 89°30'07" West, with the north line of said Tract 1, a distance of 249.73 feet to a CIRS for corner;

THENCE North 00°33'14" West, departing said north line, over and across said right-of-way vacation VA-14-019, a distance of 30.00 feet to a CIRS for corner in the common line between said Lot 21 and said right-of-way vacation VA-14-019, from which a 5/8 inch capped iron rod marked "HARP" found bears North 89°30'07" East, a distance of 38.95 feet;

THENCE South 89°30'07" West, with the said common line, a distance of 317.77 feet to a CIRS for corner, being at the common corner between said Lot 21, Lot 11, said Block 6, and Lot 22, said Block 6;

THENCE North 00°33'36" West, with the common line between said Lot 21 and said Lot 11, a distance of 196.85 feet to a CIRS for corner, being the common west corner of said Lot 21, and Lot 20, said Block 6;

THENCE North 89°24'29" East, with the common line between said Lot 21 and said Lot 20, a distance of 561.14 feet to a CIRS for corner, being at the common east corner of said Lot 21, and said Lot 20, and being on the said west right-of-way line of Haslet Court, from which a 5/8 inch capped iron rod marked "HARP" found for the northwest corner of the aforementioned Lot 1, bears North 73°38'08" East, a distance of 62.37 feet;

THENCE South 00°31'13" East, with the common line between said Lot 21 and said Haslet Court, a distance of 188.02 feet to the POINT OF BEGINNING and containing 118,131 square feet or 2.712 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ADRIAN GUTIERREZ, does hereby adopt this plat designating the herein above described real property as LOT 21R, BLOCK 6, HASLET HEIGHTS II, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the purposes shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Adrian Gutierrez
ADRIAN GUTIERREZ

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared, Adrian Gutierrez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5th day of May, 2015.

Notary Public in and for the State of Texas
My commission expires 10-20-2018

SURVEYOR'S CERTIFICATION

I, Joshua D. Wargo, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391



FS14-127

FINAL PLAT

LOT 21R, BLOCK 6

HASLET HEIGHTS II

AN ADDITION TO THE CITY OF FORT WORTH - FORT WORTH ETJ

SITUATED IN THE B.R. LACY SURVEY, ABSTRACT NO. 990

BEING ALL OF LOT 21, BLOCK 6, HASLET HEIGHTS II

AS RECORDED IN CABINET A, SLIDE 3468

PLAT RECORDS, TARRANT COUNTY, TEXAS

AND A PORTION OF RIGHT-OF-WAY VACATED BY

CITY OF FORT WORTH ORDINANCE NO. 21493-10-2014

LAND USE
Total Residential Lots: 1
Total Acreage: 2.712 Acres
Commercial Lots: 0
Right-of-Way Lots: 0

Owner:
Adrian Gutierrez
13401 Haslet Court
Haslet, Texas 76052

Surveyor/Engineer:

Baird, Hampton & Brown, Inc.
Engineering & Surveying
4550 SH 360, Suite 180 Grapevine, TX 76051 Tel: (817) 251-8550 Fax: (817) 251-8810 www.bhbinc.com TBPLS Firm 10011302

Drawing: E:\Survey\14\707\001 Avondale Haslet MOB\DWG\BHB Survey Avondale Haslet MOB - Lot 21 Replat.dwg
Saved By: jwargo Save Time: 4/29/2015 10:53 AM Plotted by: Joshua Wargo Plot Date: 4/29/2015 10:57 AM

PUBLIC OPEN SPACE RESTRICTION

No structure, object, or plat of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing platted water, sanitary sewer, drainage, gas, electric cable or other utility easement of any type.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS	
This plat is valid only if recorded within ninety (90) days after date of approval.	
Plat Approval Date:	5/22/2015
By: [Signature]	Chairman
By: [Signature]	Secretary

This plat filed in County Clerk Instrument No. D215108562, Date 05/22/2015

APRIL 2015